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April 23, 2009

Via Federal Express (202) 708-0502 x. 3006

Mr. William Thomas
U.S. Department of Housing and Urban Development
Office of RESPA and Interstate Land Sales
451 Seventh Street, SW, Room 9154
Washington, DC 20410

Re: ILS 32438 and ILS 32439, Borden East River Realty LLC ("Borden"), 11/49 Realty LLC ("11/49"), (collectively Borden and 11/49 are referred to as the "Developers") and Simone Development Company L.L.C., One Hunters Point Condominium ("Hunters Point"); I-09-096; I-09-131; and I-09-133, Hunters View Condominium, ("Hunters View") I-09-97 (collectively the "Projects")

Dear Mr. Thomas:

As you know we are counsel to Borden and 11/49.

As requested, this is our opinion regarding whether a residential condominium unit may be legally occupied in the City of New York upon the issuance of a temporary certificate of occupancy ("T C of O") but prior to the issuance of a permanent certificate of occupancy in the referenced Projects.

In connection with rendering this opinion we have reviewed the T C of O's issued by the New York City Department of Buildings for the Projects. Copies of said T C of O's are annexed herewith as Exhibits A and B. Our opinion is based upon the factual determinations made by NDG Architects, P.C. in its letter Dated April 10, 2009 a copy of which is annexed hereto as Exhibit C. We have made no independent investigation of the truth or accuracy of the factual determinations of NDG Architects, P. C.

Mr. William Thomas
April 23, 2009

Based upon our review of the foregoing and applicable laws of the State and City of New York as of the date of this letter, we can state that a residential condominium unit may be legally occupied and is physically habitable at the Projects upon the issuance by the New York City Department of Buildings of a T C of O for said unit.

This opinion is solely for your use and may not be relied on by anyone other than the U.S. Department of Housing and Urban Development without our express permission.

Very truly yours,

D'AGOSTINO, LEVINE & LANDESMAN, L.L.P.

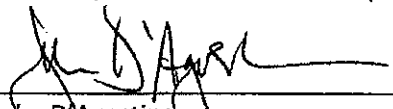
By: 
John D'Agostino

EXHIBIT "A"



Certificate of Occupancy

Page 1 of 2

CO Number: 402115661T002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 00034	Certificate Type: Temporary
	Address: 5-49 BORDEN AVE	Lot Number(s): 12	Effective Date: 04/08/2009
	Building Identification Number (BIN): 4860183		Expiration Date: 06/07/2009
	Building Type: New		
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-C	(1968 Code)	
	Building Occupancy Group classification: J2	(1968 Code)	
	Multiple Dwelling Law Classification: HACA		
	No. of stories: 12	Height in feet: 123	No. of dwelling units: 138
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 25 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

HP000230



Certificate of Occupancy

CO Number: 402115661T002

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	8	OG	B-2		2	STORAGE REFUSE ROOMS
001	14	OG	D-2		2	MECHANICAL ROOMS
001	12	OG	J-2		2	LOBBY, LOUNGE
001	8	OG	F-3		2	GYM
001		OG	J-2	1	2	ONE (1) APARTMENT
002 008		40	J-2	13	2	THIRTEEN (13) APARTMENTS ON EACH FLOOR
009 012		40	J-2	10	2	TEN (10) APARTMENTS ON EACH FLOOR
ROF		100	J-2		2	TENANT RECREATION AREA (26 CABANAS)
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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Certificate of Occupancy

Page 1 of 2

CO Number: 402115661T001

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Queens Address: 5-49 BORDEN AVE Building Identification Number (BIN): 4860183	Block Number: 00034 Lot Number(s): 12 Building Type: New	Certificate Type: Temporary Effective Date: 02/17/2009 Expiration Date: 04/18/2009
<i>For zoning lot mete's & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HACA		
No. of stories: 12 Height in feet: 123 No. of dwelling units: 138		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 24 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments:		
THIS TEMP CERTIFICATE OF OCCUPANY IS FOR FLOORS 1-11 AND ROOF ONLY, EXCLUDING THE ENTIRE 12TH FLOOR.		

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 2 of 2

CO Number:

402115661T001

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	8	OG	B-2		2	STORAGE REFUSE ROOMS
001	14	OG	D-2		2	MECHANICAL ROOMS
001	12	OG	J-2		2	LOBBY, LOUNGE
001	8	OG	F-3		2	GYM
001		OG	J-2	1	2	ONE (1) APARTMENT
001		OG	B-2		2	25 ACCESSORY PARKING SPACES
002 008	40	J-2	13		2	THIRTEEN (13) APARTMENTS ON EACH FLOOR
009 012	40	J-2	10		2	TEN (10) APARTMENTS ON EACH FLOOR
ROF	100	J-2			2	TENANT RECREATION AREA (26 CABANAS)
END OF SECTION						

2 13
YD
104

144

Borough Commissioner

END OF DOCUMENT

Commissioner

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EXHIBIT "B"



Certificate of Occupancy

CO Number: 402437065T001

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 00061	Certificate Type: Temporary
	Address: 48-15 11 STREET	Lot Number(s): 80	Effective Date: 03/12/2009
	Building Identification Number (BIN): 4862699	Building Type: New	Expiration Date: 06/10/2009
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-D	(1968 Code)	
	Building Occupancy Group classification: J2	(1968 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 12	Height in feet: 125	No. of dwelling units: 72
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking spaces (37), Parking (14403 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 24 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			

Borough Commissioner

Commissioner

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Certificate of Occupancy

CO Number: 402437065T001

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			J-2		2B	ACCESSORY (22) PARKING SPACES
CEL			D-2		2B	MECHANICAL ROOM
CEL		OG	B-2		2B	TENANT STORAGE,
OSP		100	J-2		2B	OUTSIDE RECREATION AREA
001		40	J-2		2B	ACCESSORY (15) PARKING SPACES
001		40	J-2		2B	ACCESSORY EXERCISE ROOM
001		40	J-2		2B	LOBBY, LOUNGE
002		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
003		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
004		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
005		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
006		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
007		40	J-2	7	2	(7) CLASS 'A' APARTMENTS

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 3 of 3

CO Number: 402437065T001

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008		40	J-2	6	2	(6) CLASS 'A' APARTMENTS
009		40	J-2	6	2	(6) CLASS A APTS.
010		40	J-2	6	2	(6) CLASS A APTS.
011		40	J-2	6	2	(6) CLASS A APTS.
012		40	J-2	6	2	(6) CLASS A APTS.
ROF	31	100	J-2		2	TENANT RECREATION SPACE (15 CABANAS) 31 MAX OCCUPANTS.
ROF						MECHANICAL & ELEVATOR ROOMS
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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HP000237

EXHIBIT "C"



ARCHITECTURE • URBAN PLANNING • ENGINEERING

April 10, 2009

Mr. William Thomas
U.S. Department of Housing and Urban Development
Office of RESPA and Interstate Land Sales
451 Seventh Street, SW, Room 9154
Washington, DC 20410

Re: ILS 32438 and 32439, Borden East River Realty
LLC, 11/49 Realty LLC, and Simone Development
Company, L.L.C., One Hunters Point
Condominium, I-09-096; Hunters View
Condominium, I-09-07

Dear Mr. Thomas:

My firm, NDG Architect, P.C., was retained and continues to represent Borden East River Realty LLC ("Borden"), the developer and sponsor of a twelve story high rise condominium project located at 5-49 Borden Avenue, Long Island City, Queens, New York (the "Hunters Point Project") and 11/49 Realty LLC ("11/49"), the developer of a twelve story high rise condominium project located at 48-15 11th Street, Long Island City, Queens, New York (the "Hunters View Project").

On February 17, 2009, a temporary certificate of occupancy ("TCO") was issued for the Hunters Point Project, a copy of which is attached hereto as Exhibit 1. Also attached hereto as Exhibit 2 is a copy of the current renewal of that TCO issued on April 8, 2009. As set forth on the renewal TCO there are twenty-five (25) outstanding requirements for the issuance of the permanent certificate of occupancy ("PCO") for the Hunters Point Project (see attached Exhibit 3).

On March 12, 2009, a TCO was issued for the Hunters View Project, a copy of which is attached hereto as Exhibit 4. As set forth on this TCO, there are twenty-four (24) outstanding requirements for the issuance of the PCO for the Hunters View Project (see attached Exhibit 5).



Mr. William Thomas

Premises: One Hunters Point Condominium, I-09-096
Hunters View Condominium, I-09-97

April 10, 2009

Page 2

Pursuant to the Zoning Resolution of the City of New York, as amended, and the applicable Building Codes of the State and City of New York, all of the Units listed on the TCO for each Project are physically habitable and may legally be occupied for private residential use which is the intended use. None of the listed outstanding requirements for each Project prevent this occupancy and none of them effect the safety of either project for occupancy. In New York City, occupancy of a new residential building typically occurs pursuant to a TCO with the PCO obtained after the building is occupied. The existence of such outstanding requirements prior to obtaining a PCO are not unusual for this type of construction in the City of New York.

As the architects for the Projects, we hereby represent that Borden and 11/49 are presently addressing all outstanding requirements for the issuance of the PCO of each Project. Furthermore, the escrowed amounts set forth in the attached certifications of our firm issued on March 5th and 19th, 2009 respectively (see Exhibit 6) are more than sufficient to secure the issuance of each PCO.

Very truly yours,

NDG Architects, P.C.

By: 
Mitchell D. Newman, A.I.A., President

cc: Borden East River Realty LLC
11/49 Realty LLC
D'Agostino, Levine & Landesman, LLP

EXHIBIT "1"



Certificate of Occupancy

CO Number: 402115661T001

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Queens Address: 5-49 BORDEN AVE Building Identification Number (BIN): 4860183	Block Number: 00034 Lot Number(s): 12 Building Type: New	Certificate Type: Temporary Effective Date: 02/17/2009 Expiration Date: 04/18/2009
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HACA		
No. of stories: 12 Height in feet: 123 No. of dwelling units: 138		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy: There are 24 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: THIS TEMP CERTIFICATE OF OCCUPANCY IS FOR FLOORS 1-11 AND ROOF ONLY, EXCLUDING THE ENTIRE 12TH FLOOR,		

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

CO Number: 402115661T001

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	8	OG	B-2		2	STORAGE REFUSE ROOMS
001	14	OG	D-2		2	MECHANICAL ROOMS
001	12	OG	J-2		2	LOBBY, LOUNGE
001	8	OG	F-3		2	GYM
001		OG	J-2	1	2	ONE (1) APARTMENT
001		OG	B-2		2	25 ACCESSORY PARKING SPACES
002 008	40		J-2	13	2	THIRTEEN (13) APARTMENTS ON EACH FLOOR
009 012	40		J-2	10	2	TEN (10) APARTMENTS ON EACH FLOOR
ROF	100		J-2		2	TENANT RECREATION AREA (26 CABANAS)
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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EXHIBIT "2"



Certificate of Occupancy

CO Number: **402115661T002**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Queens Address: 5-49 BORDEN AVE Building Identification Number (BIN): 4860183	Block Number: 00034 Lot Number(s): 12 Building Type: New	Certificate Type: Temporary Effective Date: 04/08/2009 Expiration Date: 06/07/2009
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-C (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HACA		
No. of stories: 12 Height in feet: 123 No. of dwelling units: 138		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy: There are 25 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 2 of 2

CO Number: 402115661T002

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	8	OG	B-2		2	STORAGE REFUSE ROOMS
001	14	OG	D-2		2	MECHANICAL ROOMS
001	12	OG	J-2		2	LOBBY, LOUNGE
001	8	OG	F-3		2	GYM
001		OG	J-2	1	2	ONE (1) APARTMENT
002 008	40	J-2	13	2		THIRTEEN (13) APARTMENTS ON EACH FLOOR
009 012	40	J-2	10	2		TEN (10) APARTMENTS ON EACH FLOOR
ROF	100	J-2		2		TENANT RECREATION AREA (26 CABANAS)
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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EXHIBIT "3"



used skunk

☒ [CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
B-SCAN List of Required Items

Premises: 5-49 BORDEN AVENUE QUEENS
BIN: 4860183 Block: 34 Lot: 1

25 OPEN ITEMS OF 91 REQUIRED FOR JOB
ADDRESS: NEW HOUSE NUMBER APPROVED
CERTIFICATE OF OCCUPANCY

SPRINKLER (SP) SIGNOFF
STANDPIPE (SD) SIGNOFF
ELEVATOR JOB SIGNOFF
MECHANICAL (MH) SIGNOFF
CURB CUT (CC) SIGNOFF
EQUIPMENT USE PERMITS

SITE SURVEY: FINAL

BOILER (BL) S/GNOFF

BPP: FINAL SIGNOFF

MASONRY SUPPLIER'S STATEMENT-FORM 10J

FINAL PLUMBING SIGNOFF

FINAL ELEVATOR SIGNOFF

FINAL ELECTRICAL SIGNOFF

FINAL CONST. SIGNOFF

VERIFY TAX LOT

CO OBJ: VERIFY ADDRESS-TOPO STAMP

VIOLATIONS SEARCH

OPEN APPLICATIONS SEARCH

FOLDER REVIEW

ELECTRICAL OBJ: OPEN APPLICATIONS

ELEVATOR OBJ: OPEN ELV APP

3'-6" FENCE IN CITY WIDENING STREET, OBTAIN REVOKABLE CONSENT

Job No: 402115661

Job Type: NB - NEW BUILDING

WHO REC'D	PRI TO	REQUIRED DATE	RECEIVED DATE	CERTIFIED V
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	04/20/2005		
N	SGN	09/15/2008		
N	SGN	10/27/2008		
T	SGN	01/23/2009		

B-SCAN List of Required Items

FROM D.O.T.

TCO NOT ISSUED AS STATED ABOVE

N SGN 04/08/2009 _____

(*) N = Can be received by clerical staff; T = Can only be received by a plan examiner
Some items may not be required for your specific work filing.

Enter Criteria for Required Item Display.

Display Items Required Prior To:

- ☒ Approval
☒ Permit
☒ Signoff

Which Items Should Be Displayed?

☐ All Items☒ Open Items Only

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

HP000249

EXHIBIT "4"



Certificate of Occupancy

CO Number: 402437065T001

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens Address: 48-15 11 STREET Building Identification Number (BIN): 4862699	Block Number: 00061 Lot Number(s): 80 Building Type: New	Certificate Type: Temporary Effective Date: 03/12/2009 Expiration Date: 06/10/2009
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-D (1968 Code) Building Occupancy Group classification: J2 (1968 Code) Multiple Dwelling Law Classification: HAEA		
	No. of stories: 12	Height in feet: 125	No. of dwelling units: 72
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking spaces (37), Parking (14403 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy: There are 24 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

CO Number:

402437065T001

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			J-2		2B	ACCESSORY (22) PARKING SPACES
CEL			D-2		2B	MECHANICAL ROOM
CEL		OG	B-2		2B	TENANT STORAGE,
OSP		100	J-2		2B	OUTSIDE RECREATION AREA
001		40	J-2		2B	ACCESSORY (15) PARKING SPACES
001		40	J-2		2B	ACCESSORY EXERCISE ROOM
001		40	J-2		2B	LOBBY, LOUNGE
002		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
003		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
004		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
005		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
006		40	J-2	7	2	(7) CLASS 'A' APARTMENTS
007		40	J-2	7	2	(7) CLASS 'A' APARTMENTS

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

CO Number: 402437065T001

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008		40	J-2	6	2	(6) CLASS 'A' APARTMENTS
009		40	J-2	6	2	(6) CLASS A APTS.
010		40	J-2	6	2	(6) CLASS A APTS.
011		40	J-2	6	2	(6) CLASS A APTS.
012		40	J-2	6	2	(6) CLASS A APTS.
ROF	31	100	J-2		2	TENANT RECREATION SPACE (15 CABANAS) 31 MAX OCCUPANTS.
ROF						MECHANICAL & ELEVATOR ROOMS
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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EXHIBIT "5"



Premises: 48-15 11 STREET QUEENS
BIN: 4862699 Block: 61 Lot: 80

24 OPEN ITEMS OF 66 REQUIRED FOR JOB
* DEMOLITION (DM) JOB SIGNOFF
CERTIFICATE OF OCCUPANCY
SPRINKLER (SP) SIGNOFF
STANDPIPE (SD) SIGNOFF
CURB CUT (CC) SIGNOFF
DETECTOR-SMOKE-CERT. OF INSTALLATION
SITE SURVEY: FINAL
PLUMBING (PL) SIGNOFF
BOILER (BL) SIGNOFF
CONSTRUCTION (OT) SIGNOFF
BPP; FINAL SIGNOFF
DEMOLITION (DM) JOB SIGNOFF
BOILER APPROVAL : 900A
DETECTOR-CARBON MONOXIDE-CERT.OF INS
MASONRY SUPPLIER'S STATEMENT-FORM 10
FINAL PLUMBING SIGNOFF
FINAL ELECTRICAL SIGNOFF
FINAL CONST. SIGNOFF
VERIFY TAX LOT
VIOLATIONS SEARCH
OPEN APPLICATIONS SEARCH
FOLDER REVIEW
MECHANICAL (MH) SIGNOFF
CURB CUT # REQUIRED

NYC Department of Buildings
B-SCAN List of Required Items

Job No: 402437065
Job Type: NB - NEW BUILDING

WHO RECV*	PRI TO	REQUIRED DATE
N	PER	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN*	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
T	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	08/21/2006
N	SGN	12/06/2006
N	SGN	12/01/2008

Job No: 402437065
Job Type: NB - NEW BUILDING
RECEIVED DATE DATE CERTIFIED V

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always open

☒ **CLICK HERE TO SIGN UP FOR BUILDINGS NEWS**

B-SCAN List of Required Items

Page 2 of 2

(*) N = Can be received by clerical staff; T = Can only be received by a plan examiner
Some items may not be required for your specific work filing.

Enter Criteria for Required Item Display

Display Items Required Prior To:

☒ Approval☒ Permit☒ Signoff

Which Items Should Be Displayed?

☐ All Items☒ Open Items Only

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

HP000256

EXHIBIT "6"